

Courtesy Of Noreen S Hutt Of Century 21 Leading

## \$639,900 - 55310 Rrd 123, Rural Yellowhead

MLS® #E4437100

**\$639,900**

5 Bedroom, 3.00 Bathroom, 1,437 sqft

Rural on 16.58 Acres

None, Rural Yellowhead, AB

Welcome to This Exceptional Property Offering The Perfect Blend of Comfort, Functionality & Rural Charm. This Gorgeous Home Features an Open Floor Plan With Rich Flooring Throughout & Includes on the Main Floor a Stunning Kitchen Ideal For Family Meals & Entertaining, a Bright & Inviting Living Room, 3 Beautiful Bedrooms & 2 Full Bathrooms. The Walk-Out Basement-Perfect For Rest & Relaxation, Has a Large Family Room With a Wood Burning Stove, 2 Spacious Bedrooms, a Custom Bathroom, a Huge Storage Room & a Cement Patio. Enjoy More Outdoor Living on a Covered Deck, Complete With a Natural Gas Hookup For Your Barbecue. Outside, the Property Boasts a Large Heated Shop With Power, Cement Floors & 10 Foot Doors - Great For All Your Toys & Storage Needs. Additional Features Include a Barn With a Corral, Multiple Outbuildings, a Root Cellar, a Tranquil Pond & an Excellent Garden Site. Set in a Private & Peaceful Setting, This Property Offers Everything You Need For Country Living With Modern Amenities.

Built in 2013

### Essential Information

MLS® # E4437100

Price \$639,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,437
Acres	16.58
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	55310 Rrd 123
Area	Rural Yellowhead
Subdivision	None
City	Rural Yellowhead
County	ALBERTA
Province	AB
Postal Code	T0E 1S0

### **Amenities**

Features	Deck, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas, Wood
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, Low Maintenance Landscape, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	56

## Zoning

## Zone 90

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Listing information last updated on July 9th, 2025 at 9:02am MDT